



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, May 20, 2013

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

DENISE WOOLERY, *Chair*
FRED SWEENEY, *Vice-Chair*
BERNI BERNSTEIN
BRIAN MILLER (Consent Calendar Architecture Representative)
LISA JAMES (Consent Calendar Landscape Representative)
JAIME PIERCE (Consent Calendar Landscape Representative)
JIM ZIMMERMAN (Consent Calendar Architecture Representative)

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): JOHN CAMPANELLA

STAFF: JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, Planning Technician
ROSA ROGERS O'REILLY, Commission Secretary

Website: www.SantaBarbaraCA.gov

An archived video copy of this regular meeting of the Single Family Design Board is viewable on computers with high speed internet access on the City website at www.SantaBarbaraCA.gov/SFDB and then clicking on the *Meeting Videos* tab.

CALL TO ORDER.

The Full Board meeting was called to order at 3:02 p.m. by Chair Woolery.

ATTENDANCE:

Members present: Woolery, Sweeney, Bernstein, Miller, Pierce (at 3:11), and Zimmerman (at 3:23).
Members absent: James.
Staff present: Bedard, and Rogers O'Reilly.

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of the minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of May 6, 2013, as submitted.

Action: Sweeney/Bernstein, 4/0/0. (Pierce, James and Zimmerman absent.)

C. Consent Calendars:

Motion: Ratify the Consent Calendar of May 13, 2013. The Consent Calendar was reviewed by Jim Zimmerman and Jaime Pierce.

Action: Sweeney/Miller, 4/0/0. Motion carried. (Pierce, James and Zimmerman absent.)

Motion: Ratify the Consent Calendar of May 20, 2013. The Consent Calendar was reviewed by Jim Zimmerman and Jaime Pierce.

Action: Miller/Sweeney, 4/0/0. Motion carried. (Pierce, James and Zimmerman absent.)

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

a. Ms. Bedard announced that the next Consent calendar will be on Tuesday, May 28th, due to the observation of the Memorial Day Holiday.

b. Mr. Sweeney gave a report about the Ethics training he attended.

E. Subcommittee Reports.

No subcommittee reports.

FINAL REVIEW**1. 2425 CALLE ANDALUCIA****E-1 Zone**

(3:10) Assessor's Parcel Number: 041-423-003
 Application Number: MST2013-00113
 Owner: Joseph & Martha Blum
 Architect: James Zimmerman

(Proposal to construct a new 397 square foot second-story addition to an existing 1,992 square foot single-family residence, including an attached 425 square foot two-car garage. The proposal includes a new 268 square foot second-story deck. The proposed total of 2,389 square feet, located on a 10,019 square foot lot in the Hillside Design District, is 64% of the maximum floor-to-lot-area ratio (FAR).)

(Final Approval is requested. Project Design Approval was granted on April 8, 2013. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to final approval.)

Actual time: 3:10 p.m.

Chair Woolery read a statement regarding sole proprietorships exceptions, and Board member presentations.

Present: Jim Zimmerman, Architect; and Martha Blum, Owner.

Public comment opened at 3:17 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged.

Motion: Final Approval as submitted.

Action: Sweeney/Bernstein, 5/0/0. Motion carried. (James absent; Zimmerman stepped down).

The ten-day appeal period was announced.

FINAL REVIEW**2. 3232 CAMPANIL DR****A-1 Zone**

(3:35) Assessor's Parcel Number: 047-102-028
Application Number: MST2012-00469
Owner: Compton Family Trust
Architect: Jeffrey Berkus
Contractor: Young Construction

(Proposal to demolish the existing 3,587 square foot single-family residence, the two-car garage, and all other associated existing site improvements, and construct a new 6,120 square foot, two-story, single-family residence, and an attached 744 square foot three-car garage, located on a 38,049 square foot lot in the Hillside Design District. The proposal includes a total of 4,073 cubic yards of grading, including 2,966 cubic yards of cut under the main building footprint, and 1,101 cubic yards of cut, fill, and recompaction grading elsewhere on-site. The proposal includes 629 square feet of uncovered upper level decks, and 937 square feet of covered upper level decks, a new pool and spa, and site retaining walls. The proposal results in a 6,864 square foot development total. The project is 100% of the guideline floor-to-lot area ratio (FAR) and includes a 50% reduction of the main-level/basement and garage square footage area.)

(Final Approval is requested. Project Design Approval was granted on February 25, 2013. Compliance with Tier 3 Storm Water Management Program (SWMP) is required prior to final approval.)

Actual time: 3:23 p.m.

Present: David Young, Young Construction; Mike Monzo, Designer, and Stacey Faucet, Landscape Architect.

Public comment opened at 3:47 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged.

Motion: Final Approval with conditions:

- 1) Final Approval does not include gate and pillars shown on Sheet A-1.0, as they do not comply with zoning requirements for height and location.
- 2) The material to be used on the soffit should match or be similar to the stucco color and fenestration color of the home.
- 3) The Board is supportive of either of the two proposed paving materials for the parking area, as shown on Sheet LCD-3.
- 4) Provide sections and details of the permeable pavers.

Action: Sweeney/Miller, 6/0/0. Motion carried. (James absent).

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**3. 527 LA MARINA DR****E-3 Zone**

(4:00) Assessor's Parcel Number: 035-211-013
Application Number: MST2013-00111
Owner: Paul J Rubel
Designer: Theo Bessin

(Proposal to construct a new 545 square foot second-story addition above the existing garage and a new 82 square foot first story addition to an existing one-story 1,847 square foot single-family residence with an attached 400 square foot two-car garage. The proposal includes a new 435 square foot second level deck, replacement of an existing first-level elevated deck with a new cedar deck at grade, and a new 42-inch tall wood fence. The proposed total of 2,874 square feet, located on a 12,197 square foot lot in the Hillside Design District, is 72% of the required floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. The project was last reviewed on May 6, 2013. Compliance with Tier 3 Storm Water Management Program (SWMP) is required prior to final approval.)

Actual time: 4:00 p.m.

Present: Paul Rubel, Owner.

Public comment opened at 4:08 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged.

Motion: Project Design Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued indefinitely to the Full Board with conditions:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials and good neighbor guidelines.
- 2) The project's mass, size, bulk, height, and scale are appropriate for the neighborhood.
- 3) Provide drawings, details and colors of chimney cap.
- 4) Provide a colors and materials schedule on the plans and a materials board for the file.
- 5) Specify the plant materials at trellis.
- 6) Provide details on coping, railings, trellis, deck, and roof.
- 7) Provide a cut sheet, specifications, and details of the garage door.

Action: Bernstein/Pierce, 6/0/0. Motion carried. (James absent).

The ten-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)**4. 1164 CRESTLINE DR****E-1 Zone**

(4:25) Assessor's Parcel Number: 049-181-010
Application Number: MST2013-00139
Owner: Theodore M Dolas
Designer: Don Swann

(Proposal to construct a new 595 square foot second-story addition to an existing 2,148 square foot two-story single family residence with an attached two-car garage, located on a 15,200 square foot lot in the Hillside Design District. The proposal includes a new 83 square foot second level deck, a new in-ground pool and replacing the existing ground level patio with a new on grade patio. The proposed total of 2,743 square feet is 63% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for requested zoning modifications.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications. The project was last reviewed by SFDB on May 6, 2013. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to final approval.)

Actual time: 4:20 p.m.

Present: Don Swann, Designer.

Public comment opened at 4:31 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Staff Hearing Officer to return to Full Board with comments:

- 1) The Board finds that the proposed modification is aesthetically appropriate, and does not pose consistency issues with the Single Family Design Guidelines and findings.
- 2) The Board is supportive of the revised rear elevations.
- 3) The Board finds the configuration of the architecture at the front of the house to be aesthetically pleasing.
- 4) Provide details of all overhangs.
- 5) Provide roof details.

Action: Zimmerman/Sweeney, 6/0/0. Motion carried. (James absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 2230 CLIFF DR****E-3 Zone**

(4:50) Assessor's Parcel Number: 041-252-071
Application Number: MST2013-00162
Owner: Jory Teri & Seth Geiger
Architect: Douglas Keep

(Proposal to demolish the existing one-story, 1,216 square foot single-family residence and construct a new 2,066 square foot, two-story, single-family residence and an attached 449 square foot two-car garage, located on a 5,428 square foot lot. The proposal includes 858 cubic yards of grading to be balanced on site. The proposal requires review by the Parks and Recreation Department for the proposed removal and replacement of trees. The proposed total of 2,515 square feet is 99% of the required maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for a requested zoning modification.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review for a requested zoning modification.)

Actual time: 4:42 p.m.

Present: Doug Keep, Architect; and Martha Degasis, Landscape Architect.

Public comment opened at 4:51 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged.

Motion: Continued two weeks to Full Board with comments:

- 1) Clarify the location of the tree that may be within the utility easement.
- 2) The Board finds that the proposed modification is aesthetically appropriate, and does not pose consistency issues with the Single Family Design Guidelines and findings.
- 3) The Board is supportive of the proposed landscape plan.
- 4) Study reducing the overall square footage to slightly reduce the FAR. Suggestions to accomplish this include reducing the size of the master bedroom and the dining/living room area on the first floor.
- 5) Identify which of the 20 closest lots do not have garages.
- 6) Study roof materials. The Board is not supportive of the standing seam, metal roof.
- 7) Study windows on west elevation.
- 8) Study roof shape on the second floor. Eliminate gable roof along Fellowship.
- 9) Reduce plate height to 8 feet or less on the second floor.
- 10) Study building materials; suggestions included studying incorporating partial stucco elements to break up the mass.
- 11) Provide photographs of existing residences across the street.
- 12) Provide colors and materials board.

Action: Sweeney/Bernstein, 6/0/0. Motion carried. (James absent).

CONCEPT REVIEW - NEW ITEM**6. 1702 HILLCREST RD****A-1 Zone**

(5:25) Assessor's Parcel Number: 019-022-011
Application Number: MST2013-00191
Owner: Ned T Lyerly
Applicant: Carol Gross

(Proposal for site alterations to include a 265 square foot deck addition to the existing 1,068 square foot deck and replacement of the exterior stairs, a new 6-foot tall 35-linear foot chain-link fence and gate, a new trellis, new exterior lighting, new site retaining walls, and new landscaping areas. The proposal includes 19 cubic yards of grading. The existing one-acre parcel is currently developed with an existing one-story single-family residence with an attached two-car garage located in the Hillside Design District.)

(Comments only; project requires environmental assessment and Tier 2 Storm Water Management Program (SWMP).

Actual time: 5:28 p.m.

Present: Carol Gross, Landscape Architect; and Ned & Leanne Lyerly, owners.

Public comment opened at 5:39 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued indefinitely to the Full Board with comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials and good neighbor guidelines.
- 2) The project's mass, size, bulk, height, and scale are appropriate for the neighborhood.
- 3) The Board is supportive of the proposed deck size.
- 4) Study the rhythm of the railing.
- 5) Provide compliance with High Fire Area requirements.
- 6) Provide lighting details.
- 7) Landscaping: provide erosion control for slopes; specify plant species.
- 8) Provide compliance with Tier 2 Storm Water Management Plan (SWMP) requirements prior review for Final Approval.
- 9) Provide all final details and structural information.

Action: Pierce/Zimmerman, 6/0/0. Motion carried. (James absent).

The ten-day appeal period was announced.

CONSENT CALENDAR (11:00 A.M.)

Items on Consent Calendar were reviewed by Jim Zimmerman and Jaime Pierce.

NEW ITEM**A. 1027 ALAMEDA PADRE SERRA E-1 Zone**

Assessor's Parcel Number: 029-341-019
 Application Number: MST2013-00180
 Owner: Williams Family Trust
 Architect: David Ferrin

(Proposal for a new 285 square foot deck addition to the existing 133 square foot second-level deck, for an existing 2,771 square foot, two-story, single-family residence, located on a 12,174 square foot lot in the Hillside Design District. The proposal will result in a total of 418 square feet of second-level decks. No other alterations are proposed to the existing single-family residence.)

(Action may be taken if sufficient information is provided.)

A letter of support from Scott Schwartz, adjacent neighbor at 1019 Alameda Padre Serra, was acknowledged.

A letter of expressed concerns from Paula Westbury regarding was acknowledged.

Project Design Approval and Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

The ten-day appeal period was announced.

NEW ITEM**B. 3031 SAMARKAND DR E-3/SD-2 Zone**

Assessor's Parcel Number: 051-191-004
 Application Number: MST2013-00186
 Owner: Dennis Phelps and Deborah A. Davison
 Architect: East Beach Ventures

(Proposal to construct a new 6-foot tall 70-linear foot wood fence and gate located within the remaining front yard for an existing 2,228 square foot, one-story single family residence with an attached two-car garage. A separate application for alterations to the existing residence including zoning modifications was recently approved (MST2013-00005).)

(Action may be taken if sufficient information is provided.)

Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code with condition:

1) Fence to be a natural stained wood color.

The ten-day appeal period was announced.